

**FISCAL PLAN FOR CERTAIN REAL ESTATE IN FALL CREEK TOWNSHIP
COMMONLY REFERRED TO AS “INTRACOASTAL AT GEIST”**

1.0 DESCRIPTION OF ANNEXED AREA

The annexed area is more fully described as Exhibit A (“Annexed Area”), but is generally found north of Geist Reservoir. The present and proposed zoning is R-2, Residential.

2.0 ANNEXATION CRITERIA

Indiana Code 36-4-3-1.5 provided that one-eighth (1/8) of the external boundary of an Annexed Area must coincide with the boundary of the annexing municipality. Indiana Code 36-4-3-13 requires a proposed annexation to meet the above contiguity requirement and one of the following criteria: (A) the resident population density of the territory sought to be annexed is at least three (3) persons per acre; (B) sixty percent (60%) of the territory is subdivided; or (C) the territory is zoned for commercial, business, or industrial uses. The Annexed Area are both contiguous and contain the necessary population density.

3.0 GENERAL RELATIONSHIP TO CITY SERVICES

The Town is presently providing certain services to the Annexed Area. The Fishers Fire Department already provides fire service. Town Parks are already easily assessable and utilized by persons within the Annexed Area. The Town administers all the planning, zoning, building permits, and code enforcement for the Annexed Area. On any given day, it is highly likely the citizens in the Annexed Area drive on streets maintained by the Town. For the reasons stated above and the reasons elaborated on below, annexation of this area is a logical extension of the Town’s boundaries.

On or about July 6, 2005, the Town of Fishers (“Town”), Centex Homes (“Developer”), Pat Verble, and Intracoastal at Geist, Inc. entered into a pre-annexation agreement. That agreement was recorded with the recorder of Hamilton County, Indiana on August 4, 2005 under record number 2005000494555. That agreement was amended on or about August 7, 2007 to memorialize certain tax abatements for the property owners in the Annexed Areas. Per that amendment, the effective date of the annexation shall be December 31, 2008. It is the intent of the Town to provide those services as of the recordation of the annexation ordinance or the effective date, whichever shall occur first.

4.0 COST OF SERVICES METHODOLOGY

The capital services within the Annexed Area were evaluated to determine what, if any, new infrastructure is needed to provide services to the area in the same manner as those services are provided to other areas within the Town’s boundary. Each capital service was assessed and, where required, specific improvements have been programmed. The findings and proposed improvement for each capital service are detailed in the following sections.

Non-capital services, which are delivered to the area without requiring the installation of capital infrastructure in the area, were assessed in consultation with the administrator in charge of the service. Some services are already available to the Annexed Area, while other services may have to be initiated. Such findings are detailed below. The requirements and costs of these new services were determined by utilizing the budget information located in the Clerk-Treasurer’s office in consultation with the administrator in charge of each service based upon the factors explained below. In each case, it is shown below that service is being or will be provided to the

area to be annexed in a manner to the standard and scope to the services being provided to other areas with the Town's boundary.

Understanding that inflation will effect the cost of future goods and services, this plan assumes an annual inflation rate of **3.0%**. This is based upon the Consumer Price Index average increase for the period of time from **1986 to 2005 which averaged 3.04%**. Each number in the underlying document has been rounded to the nearest whole number. The underlying calculations, however, were not rounded until the final sums or products were reached.

5.0 PROVISION OF SERVICES

5.01 SANITARY SEWER SERVICE

In the Annexed Area, public and/or private service mains are available to most of the buildings. Some are already connected and receiving sanitary sewer service; others are sufficiently close to a main and may be connected by construction of a lateral and connection to a main, all at the Developer's and property owners' expense

There exists sufficient sewer treatment capacity to add all buildings within the Annexed Area.

SUMMARY OF SANITARY SEWER SERVICES

COST ESTIMATE FOR PROVISION OF SERVICES: \$0.00

METHOD OF FINANCING SERVICES: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES, INCLUDING NONCAPITAL AND CAPITAL SERVICES:

The Town will incur no cost for sanitary sewer facilities as a result of this annexation. Sanitary sewer service will be extended to those not currently served in the same manner as any other properties without service within the appropriate utility service area. Specifically, the Town and appropriate utility will make themselves available pursuant to present Municipal Code and Utility Service Board Rules, Regulations and Standards, to connect sewers. The Developer and owners of properties not connected to public sanitary sewer mains will be responsible for the cost of hooking up to public sanitary sewer mains in accordance with present Municipal Code and Utility Service Board Rules, Regulations and Standards.

5.02 WATER DISTRIBUTION

The Town of Fishers does not own or operate a water distribution utility. The capital and non-capital infrastructure for all such services constructed at the expense of Developers and property owners.

SUMMARY OF WATER DISTRIBUTION SERVICES

COST ESTIMATE FOR PROVISION OF SERVICES: \$0.00

METHOD OF FINANCING SERVICES: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES, INCLUDING NONCAPITAL AND CAPITAL SERVICES: The Town will incur no cost for water distribution services. The Town of Fishers does not own or operate a water distribution utility. The capital and non-capital infrastructure for all such services constructed at the expense of Developers and property owners.

5.03 STORM WATER DRAINAGE

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The Town will incur no costs for storm water drainage in the Annexed Area. The Town regulates storm water drainage for new development via Town Ordinance and Standards. The Developer was responsible for the installation of storm water drainage systems at the time of development.

The Town oversees and enforces the Storm Water Ordinance and Standards to insure the storm water drainage complies with Local, State, and Federal Law. The Town has sufficient capacity to enforce the Storm Water Ordinance and Standards without adding additional expense to the Town. Any modification of the Ordinance and Standards would apply equally to those areas presently within the Town boundaries and the Annexed Area.

SUMMARY OF STORMWATER DRAINAGE SERVICES

COST ESTIMATE FOR PROVISION OF SERVICES: \$0.00

METHOD OF FINANCING SERVICES: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES, INCLUDING NONCAPITAL AND CAPITAL SERVICES: The Town will incur no cost for storm water drainage services. Any Capital or Non-capital expenditures would be solely at the discretion of the Town and will be to the same standard and scope as the areas presently within the Town boundary regardless of similar topography, patterns of land use, and population density and in a manner consistent with Local, State, and Federal laws, procedures, and planning criteria.

5.04 NON-INFRASTRUCTURE STREET AND ROAD SERVICES and STREET AND ROAD CONSTRUCTION CAPITAL MAINTENANCE

The Department of Public Works (DPW) primary function is to manage the quality and efficiency of new and existing infrastructure for optimum use by the community. A qualified multi-functional agency, DPW is responsible for the inspection, care, and maintenance of the Town's physical infrastructure including roads, street signs, traffic markings, traffic signals, and sewers.

Road and Street Services of a Non-Capital Nature - **The Town's most recent road inventory as filed with the State of Indiana includes 179 miles of roadway. The proposed Annexed Area has an estimated 1.02 miles of roadway.** Upon annexation, roads in the dedicated public rights-of-way within the proposed Annexed Area that have met all conditions of plan approval and Town street construction standards and have been inspected by DPW and approved by the Town Council shall be known as "public streets". The Department of Public Works will be responsible for general maintenance of all public streets in the proposed Annexed Area effective **within one year after the effective date of annexation.** General maintenance includes snow and ice control, street sweeping, tree removal and trimming, emergency maintenance, street signs, and traffic markings. **Based upon the DPW approved budget for 2006 of \$3,300,000, the maximum cost estimated to extend road and street services for DPW in the proposed Annexed Area is summarized in table below, assuming 3.0% inflation.**

Maximum Estimated DPW Costs for Proposed Annexation, Year 1 (2007/8/9)	Maximum Estimated DPW Costs for Proposed Annexation, Year 2	Maximum Estimated DPW Costs for Proposed Annexation, Year 3	Maximum Estimated DPW Costs for Proposed Annexation, Year 4
\$ 19,369	\$ 19,950	\$ 20,548	\$ 21,165

SUMMARY OF ROAD AND STREET SERVICES

COST ESTIMATE OF PLANNED SERVICE OF A NON-CAPITAL NATURE (**Year 1-2007/8/9**): \$19,369

METHOD OF FINANCING: Motor Vehicle Highway Fund and Local Roads and Street Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICE OF A NON-CAPITAL NATURE: Within 1 year after the effective date of annexation, non-capital planned services of the DPW will be provided in a manner equivalent in standard and scope to those provided to areas within the Town's boundaries regardless of similar topography, patterns of land use, and population density.

Road and Street Construction and Capital Maintenance. The DPW provides capital improvements (road building, street lighting, and resurfacing) and ongoing infrastructure improvements to public streets in the Town in order to provide quality transportation infrastructure in the community.

It is the goal of the Town of Fishers to light appropriate intersections within the Town to reduce night accidents, aid in police protection, facilitate traffic flow, and promote community growth and pride. No additional street lights are proposed for the Annexed Area.

Upon annexation, roads in the dedicated public rights-of-way within the proposed Annexed Area that have met all conditions of plan approval and Town street construction standards and have been inspected by DPW and approved by the Town Counsel shall be known as "public streets". Any other roads in the proposed Annexed Area will remain private and will be privately maintained after annexation. The Director of DPW has completed a preliminary evaluation of the roadways in the proposed Annexed Area, to determine what, if any, new capital road improvements are needed for the proposed Annexed Area in the same manner and scope as those improvements are provided to other areas within the Town's boundaries. The Director of DPW estimates that no capital road improvements are necessary in the Annexed Area.

SUMMARY OF STREET CONSTRUCTION AND CAPITAL MAINTENANCE

COST ESTIMATE OF PLANNED IMPROVEMENT: \$0.00

METHOD OF FINANCING: Motor Vehicle Highway Fund, Local Roads and Streets Fund, General Fund, and Cumulative Capital Improvement Fund.

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICE: Within 3 years after the effective date of annexation, in the same manner as those capital improvement services are provided to areas within the Town's boundaries regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.

5.05 SIDEWALKS AND TRAILS

The Developer included sidewalks and trails in its original development. Additional sidewalks and trails may be added at the expense of the property owners or occasionally at the Town's expense when pedestrian traffic warrants.

SUMMARY OF SIDEWALK SERVICES

COST ESTIMATE FOR PROVISION OF SERVICES: \$0.00

METHOD OF FINANCING SERVICES: To the extent the Town chooses to do so, any such sidewalk services will be paid from the General Fund. The Town does not presently contemplate any special assessment or levy to fund sidewalk services.

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES, INCLUDING NONCAPITAL AND CAPITAL SERVICES: The Town will incur no cost for sidewalk services. The Town may install sidewalks and trails in areas of high pedestrian use. The Town may monitor the Annexed Area's pedestrian traffic. Using the same standard and scope as it applies to the areas currently within the Town boundary, the Town may determine a portion of the Annexed Area warrants a publicly funded sidewalk. Upon such a determination, the Town will construct the sidewalk to the same standard and scope as the areas presently within the Town boundary regardless of similar topography, patterns of land use, and population density and in a manner consistent with Local, State, and Federal laws, procedures, and planning criteria including compliance with the Americans with Disabilities Act.

5.06 POLICE PROTECTION

The services provided by the Fishers Police Department include the prevention of crime, the detection of criminal activity, the apprehension of criminal offenders, participating in court proceedings, protection of constitutional guarantees, and providing assistance to those who cannot care for themselves or who are in danger of physical harm. The department also provides control of traffic, resolution of day-to-day conflicts among family, friends, and neighbors, creation and maintenance of a feeling of security in the community, promotion and preservation of civil order, and animal control. The Police Department's primary functions are divided into Administration, Uniform Services, Criminal Investigations, and Special Investigations. The Uniform Division is often "first impression" of the department, it is the largest division, and includes special teams for accident reconstruction, bike patrol, a dive rescue team, and a K-9 unit. Services of the Fishers Police Department will be provided to the proposed Annexed Area within 1 year of the effective date of annexation.

The estimate of costs for all police protection services is based upon the Town's number of households and the relationship to the estimated 62 residential households of the proposed Annexed Area. The Town presently has 72 sworn police officers. Based upon the 2006 approved Police Department budget of \$8,103,343 and the 2003 special census of 18,996 households, this represents an estimated cost \$427 per household for police protection services. In order to maintain a sworn police force at its present level of 1 officer per 264 households, the Chief of Police anticipates one time non-salary outfitting costs of \$71,000 per officer, which would result in one-time costs of \$71,000.00 for the proposed Annexed Area. The maximum cost estimated to extend police protection services Annexed Area is summarized in table below, assuming 3.0% inflation.

Maximum Estimated Police Protection Costs for Proposed Annexation, Year 1 (2007/8/9)	Maximum Estimated Police Protection Costs for Proposed Annexation, Year 2 (2008)	Maximum Estimated Police Protection Costs for Proposed Annexation, Year 3 (2009)	Maximum Estimated Police Protection Costs for Proposed Annexation, Year 4 (2010)
\$ 98,241	\$ 28,059	\$ 28,901	\$ 29,768

SUMMARY OF POLICE PROTECTION SERVICES

COST ESTIMATE OF PLANNED SERVICE (Year 1): \$98,241

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICE: Within 1 year after the effective date of annexation, planned services of the Police Department will be provided in a manner equivalent in standard and scope to those provided to areas within the Town's boundaries regardless of similar topography, patterns of land use, and population density and in a manner consistent with Local, State, and Federal laws, procedures and planning criteria.

5.07 FIRE PROTECTION

The Fishers Fire Department services include fire suppression response, rescue, EMS, fire prevention, code enforcement, training and investigations, the department also responds for water rescue, hazardous materials, confined space, trench rescue and light construction building collapse.

In addition to mutual aid agreements with all surrounding fire departments, Fishers Fire Department currently responds to all areas within the corporate boundaries of the Town and to both Delaware and Fall Creek Townships by joinder agreement, including over 52 square miles.

Therefore, the Fishers Fire Department already provides fire and emergency services to the proposed Annexed Area and service delivery will remain the same. In accordance with its Agreement with Fall Creek Township, Fall Creek Township pays the Town the a portion of the property taxes it collects in exchange for the Town providing fire services. The change in funding will be that the property taxes currently paid to Fall Creek Township for the fire service agreement will be eliminated. Instead the Town tax rate will cover the cost of fire services. The Fishers Fire Department will continue to be responsible for providing fire protection services to the proposed Annexed Area.

SUMMARY OF FIRE PROTECTION SERVICES

COST ESTIMATE OF PLANNED SERVICE: \$0.00

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICE, INCLUDING NONCAPITAL AND CAPITAL SERVICES: The Town will incur no additional expenses as a result of the extension of Fire Services. Since the Annexed Area is presently served by Fishers Fire Department, it currently receives these services to the same standard and scope provided to all other areas of the Town regardless of similar topography, patterns of land use, and population density and in a manner consistent with Local, State, and Federal laws, procedures, and planning criteria

5.08 REFUSE COLLECTION

The Town does not provide refuse collection. The areas within the Town boundaries and the Annexed Area privately pay for refuse collection. The Town will incur no costs for refuse collection.

SUMMARY OF REFUSE COLLECTION SERVICES

COST ESTIMATE FOR PROVISION OF SERVICES: \$0.00

METHOD OF FINANCING SERVICES: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES, INCLUDING NONCAPITAL AND CAPITAL SERVICES: The Town will incur no costs for refuse collection. The areas within the Town boundaries and the Annexed Area privately pay for refuse collection.

5.09 PARKS AND RECREATION

Established in 1990, the Parks & Recreation Department was developed to address the growing needs of town residents, and to work with citizens to establish amenities that a variety of people can enjoy. Working with the Fishers Town Council and the Park Advisory Committee, the department has established seven parks with a variety of uses. Maps of the Town's parks and trails, and specific details related to department services are available on the Town's website.

The Town of Fishers is dedicated to providing residents with safe, progressive park facilities driven by the wise use of green space; to offering recreational activities, programs and events through public and private partnerships; and to enhancing the quality of family life, the feeling of neighborliness, and the sense of community--in accordance with the high expectations of Fishers residents. Parks and Recreation services are open to residents outside the Town boundaries. The Town will continue to use park impact fees and other financing sources to provide services for the rapidly growing community. No Parks and Recreation costs are anticipated for the proposed Annexed Area.

SUMMARY OF PARKS AND RECREATION SERVICES

COST ESTIMATE OF PLANNED SERVICE: \$0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES, INCLUDING NONCAPITAL AND CAPITAL SERVICES: All services are organized and in place for the Annexed Area residents, to the same standard and scope offered to other areas within the Town boundary, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with Local, State, and Federal laws, procedures, and planning criteria. The Town does not anticipate as a result of the annexation.

5.10 PLANNING, ZONING, PLAN REVIEW AND PLAN COMPLIANCE

The Development Department of the Town of Fishers performs planning, zoning, construction permit services, and code compliance. These services are currently being provided to all residents of the Town of Fishers and the areas intended to be annexed. In March of 2005, the Town entered into an agreement with the City of Noblesville and with Fall Creek Township to provide planning, zoning and construction permit services to the unincorporated areas of Delaware and Fall Creek Township pursuant to state statute and the inter-local joinder agreement with Noblesville. There are 36 staff members currently in the department manning schedule.

The Planning Division reviews new residential and commercial projects brought forward for rezones or similar consideration and also provides staff support for the Fishers Advisory Plan Commission. The Zoning Division reviews site plans for projects for zoning compliance when submitted or ongoing zoning code enforcement and provides staff support for the Fishers Board of Zoning Appeals. The Building Services Division reviews construction permits for new construction and provides building code inspections for structures while under construction.

A fee associated with the applicable permits generally covers the services of this department and these fees cover the departments operating costs.

SUMMARY OF PLANNING, ZONING, CONSTRUCTION PERMIT SERVICES AND CODE COMPLIANCE

COST ESTIMATE OF PLANNED SERVICE: \$0

METHOD OF FINANCING: Not applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES, INCLUDING NONCAPITAL AND CAPITAL SERVICES: The Town will incur no additional expenses for planning, zoning, construction permit, and code compliance services. Since the Annexed Area is presently in the planning and zoning and building services jurisdiction, it currently receives these services to the same standard and scope provided to all other areas of the Town regardless of similar topography, patterns of land use, and population density and in a manner consistent with Local, State, and Federal laws, procedures, and planning criteria

5.11 ADMINISTRATIVE SERVICES

The Town Council holds the legislative and executive powers for the Town. The Council meets in a public meeting twice each month at the Town Hall. The Department of Administration is responsible for ensuring the continuation of necessary services to residents of the Town of Fishers. The manner in which these services are provided is defined by the policies and procedures adopted by the Town Council.

The Town Manager, who is appointed by the Town Council, manages the day-to-day operations of the Town of Fishers. The Department of Administration also includes Human Resources, Communications, Maintenance Services and the Town Engineer. The Town Engineer also assists in the administration of the storm water drainage and planning mentioned above. The Director of Administration assists the Town Manager and oversees the Neighborhood Matching Grant Committee, an advisory committee that provides grant assistance to Fishers neighborhoods for beautification and improvement

projects, the Redevelopment Authority, Redevelopment Commission, and the Town Hall Building Corporation.

The Clerk Treasurer is the elected Chief Financial Officer for the Town. The Town's Comprehensive Annual Financial Report can be reviewed on the Town website. The Clerk Treasurer has earned 16 consecutive "Certificates of Achievement of Excellence in Financial Reporting" from the Government Finance Officer's Association. The primary function of the Clerk-Treasurer is to serve as the chief fiscal officer for the town. The office of clerk-treasurer is responsible for billing, accounts payable and receivable, payroll, ordinance information, voter registration, solicitors permits and sewer billing.

The Information Technology Department (IT) is an important component of the Town's service delivery with an overarching goal to provide other departments with the support, services, and tools to accomplish their mission, maximize productivity, and minimize overall cost to the Town. The IT Department has taken a proactive approach to move from "break and fix" to "monitor and prevent", while striving to maximize the return on investment of existing infrastructure and applications. No costs are anticipated for extension of administrative services to the proposed Annexed Area.

The Town has sufficient capacity to handle any additional increase in demand for services through the annexation of the Annexed Area. With existing resources, these departments will provide relevant services upon request to the same standard and scope as provided to other areas within the Town boundary.

SUMMARY OF ADMINISTRATIVE SERVICES

COST ESTIMATE FOR PROVISION OF SERVICES: \$0.00

METHOD OF FINANCING SERVICES: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES, INCLUDING NONCAPITAL AND CAPITAL SERVICES: Upon the effective date of the annexation, the Clerk-Treasurer, will provide administrative services to the Annexed Area in the same manner and scope that these services are provided to other areas within the Town of Fishers' boundary regardless of similar topography, patterns of land use, and population density and in a manner consistent with Local, State, and Federal laws, procedures, and planning criteria. These services will be extended without hardship to these administrative offices and without increased cost.

5.12 OTHER TOWN FUNCTIONS

This Plan outlines all of the Town services that will be impacted by the inclusion of the Annexed Area with the Town's corporate boundary. Any services not specifically addressed in this Plan have not been omitted for lack of consideration. Rather, their absence indicates that provision of these services to the Annexed Area will be provided in the same manner that such services are provided to other areas within the Town's boundary without expenditure of additional funds. In conclusion, therefore, it must be noted that any non-capital services currently available to areas within the municipal boundary which were not previously discussed in this Plan will be made available in the same manner to the Annexed Area upon the effective date of the annexation.

6.0 COUNCIL DISTRICTS

The proposed Annexed Area will initially be assigned to Town Council District 7. The initial council district assignments are subject to subsequent reapportionment adjustments as required. All councilors are

considered "at large", which means all Fishers residents vote on all councilors, not just the councilor representing their particular district. The town council elects a council president and vice-president each year

7.0 LIABILITY FOR INDEBTEDNESS OF A TOWNSHIP

To the extent required by statute, the Town is liable for and shall pay any indebtedness in the same ratio as the assessed valuation of the property in the annexed territory bears to the assessed valuation of all property in the township, as reflected in the most recent assessment for taxation before the annexation. Payment must be made to the township executive at the time of annexation unless the assessed property within the municipality is already liable for the indebtedness. If the indebtedness consists of outstanding unpaid bonds or notes of the township, the payments to the executive shall be made as the principal or interest on the bonds or notes becomes due. Fall Creek Township does not have indebtedness for which the assessed property within the Town is not already liable.

8.0 HIRING PLAN

It is not anticipated that, due to annexation of the proposed area, any governmental employees will be eliminated from other governmental agencies. However, if any government employee is displaced as a result of this annexation and makes application for employment with the Town of Fishers within 30 days after displacement, the displaced employee will be treated as a Town employee on "lay-off" status for the purpose of hiring any vacant positions similar to the government position from which the individual was displaced.

9.0 FUNDING

Funding for the planned services is derived from various sources including those listed below.

Revenue in the General Fund includes:

General Property Tax, Financial Institutions Tax, Auto and Aircraft Excise Tax, Commercial Vehicle Excise Tax, County Option Income Tax, License and Permit Fees, Intergovernmental Revenue, Charge for Service Fees, Fines and Fees, and Miscellaneous Revenues.

Revenue in the Motor Vehicle Highway Fund includes:

General Property Tax, License Excise Tax, Financial Institutions Tax, Commercial Vehicle Excise Tax, and State Revenues.

Revenue in the Cumulative Capital Improvement Fund includes Cigarette Tax.

Revenue in the Local Roads and Street Fund (LRS) includes Federal LRS distributions and State distributions.

10.0 SPECIAL TERMS AND CONDITIONS

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